

056.0

0002

0029.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

853,200 / 853,200

USE VALUE:

853,200 / 853,200

ASSESSED:

853,200 / 853,200

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 17-19 | | LAUREL ST, ARLINGTON |

OWNERSHIP

| Owner 1: | CASARJIAN ARMEN | Unit #: | |
|----------|-----------------|---------|--|
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 19 LAUREL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHETHAM REBECCA E -

Owner 2: -

Street 1: 17-19 LAUREL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,595 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 3024 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R3 | THREE FAM | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 3595 | | Sq. Ft. | Site | | 0 | 70. | 1.47 | 11 | | | | | | | | | 369,495 | | | | | | 369,500 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 37418 |
| Entered Lot Size | | | | | | | | GIS Ref |
| Total Land: | | | | | | | | GIS Ref |
| Land Unit Type: | | | | | | | | Insp Date |
| 11/09/18 | | | | | | | | |

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 37418 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/10/20 | 19:38:05 |
| PRINT | |
| LAST REV | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| Parcel ID | | | | | | | | Parcel ID | | PAT ACCT. | |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 104 | FV | 483,800 | 0 | 3,595. | 369,500 | 853,300 | 853,300 | Year End Roll | 12/18/2019 | |
| 2019 | 104 | FV | 422,500 | 0 | 3,595. | 369,500 | 792,000 | 792,000 | Year End Roll | 1/3/2019 | |
| 2018 | 104 | FV | 422,500 | 0 | 3,595. | 248,100 | 670,600 | 670,600 | Year End Roll | 12/20/2017 | |
| 2017 | 104 | FV | 396,400 | 0 | 3,595. | 237,500 | 633,900 | 633,900 | Year End Roll | 1/3/2017 | |
| 2016 | 104 | FV | 396,400 | 0 | 3,595. | 216,400 | 612,800 | 612,800 | Year End | 1/4/2016 | |
| 2015 | 104 | FV | 353,400 | 0 | 3,595. | 174,200 | 527,600 | 527,600 | Year End Roll | 12/11/2014 | |
| 2014 | 104 | FV | 353,400 | 0 | 3,595. | 155,700 | 509,100 | 509,100 | Year End Roll | 12/16/2013 | |
| 2013 | 104 | FV | 367,700 | 0 | 3,595. | 147,800 | 515,500 | 515,500 | | 12/13/2012 | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|-----------|--------------|--------------------------------|----------------------|---------|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 5/14/2018 | 599 | Solar Pa | 19,958 | | | | | | 11/9/2018 | MEAS&NOTICE | CC | Chris C | | | | | | | | | | | |
| 5/14/2018 | 600 | Insulate | 3,168 | C | | | | | 2/1/2018 | SQ Returned | EMK | Ellen K | | | | | | | | | | | |
| 3/20/2006 | 186 | Renovate | 68,000 | | G8 | GR FY08 | 3RD LEVEL | | 2/1/2018 | SQ Returned | EMK | Ellen K | | | | | | | | | | | |
| | | | | | | | | | 2/4/2009 | Meas/Inspect | | 294 | PATRIOT | | | | | | | | | | |
| | | | | | | | | | 11/2/2000 | Hearing N/C | | 189 | PATRIOT | | | | | | | | | | |
| | | | | | | | | | 6/19/2000 | MLS | | | | | | | | | | | | | |
| | | | | | | | | | 1/6/2000 | Mailer Sent | | | | | | | | | | | | | |
| | | | | | | | | | 1/6/2000 | Measured | | 263 | PATRIOT | | | | | | | | | | |
| | | | | | | | | | 12/1/1991 | | PM | Peter M | | | | | | | | | | | |
| | | | | | | | | | | Sign: | VERIFICATION OF VISIT NOT DATA | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------------|---------------------------|--------------|-------------------------|----------------------|------------|---------|-----------------|-----------|-----|-------------------|------|--------|----------------------|------------|--------------|
| EXTERIOR INFORMATION | | | | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | |
| Type: | 13 - Multi-Garden | | Full Bath: | 2 | Rating: | Average | | | | | | | | | | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | A Bath: | | Rating: | | | | | | | | | | | | |
| (Liv) Units: | 2 | Total: | 2 | 3/4 Bath: | 1 | Rating: | Good | | | | | | | | | | |
| Foundation: | 2 - Conc. Block | | A 3QBth: | | Rating: | | | | | | | | | | | | |
| Frame: | 1 - Wood | | 1/2 Bath: | | Rating: | | | | | | | | | | | | |
| Prime Wall: | 1 - Wood Shingle | | A HBth: | | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | OthrFix: | | Rating: | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | OTHER FEATURES | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | Kits: | 2 | Rating: | Average | | | | | | | | | | | |
| Color: | BROWN | | A Kits: | | Rating: | | | | | | | | | | | | |
| View / Desir: | | | Fpl: | | Rating: | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | WSFlue: | | Rating: | | | | | | | | | |
| Grade: | C - Average | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Year Blt: | 1914 | Eff Yr Blt: | Location: | | | | | | | | | | | | | | |
| Alt LUC: | | | Total Units: | | | | | | | | | | | | | | |
| Jurisdict: | | | Floor: | | | | | | | | | | | | | | |
| Const Mod: | | | % Own: | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | Name: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | DEPRECIATION | | | | | | REMODELING | | | RES BREAKDOWN | | |
| Avg Ht/FL: | STD | | Phys Cond: | AV - Average | 31. | % | Exterior: | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wall: | 2 - Plaster | | Functional: | | | % | Interior: | 1 | 6 | 2 | | | | | | | |
| Sec Int Wall: | | % | Economic: | | | % | Additions: | 1 | 5 | 2 | | | | | | | |
| Partition: | T - Typical | | Special: | | | % | Kitchen: | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | Override: | | | % | Baths: | | | | | | | | | | |
| Sec Floors: | | % | Total: | 31 | % | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | | | | Electric: | | | | | | | | | | |
| Subfloor: | | | | | | | Heating: | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | General: | 2 | 11 | 4 | | | | | | | |
| Electric: | 3 - Typical | | | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | | | | | | | | | | | | | | |
| Int vs Ext: | S | | | | | | | | | | | | | | | | |
| Heat Fuel: | 1 - Oil | | | | | | | | | | | | | | | | |
| Heat Type: | 3 - Forced H/W | | | | | | | | | | | | | | | | |
| # Heat Sys: | 2 | | | | | | | | | | | | | | | | |
| % Heated: | 100 | | % AC: | 25 | | | | | | | | | | | | | |
| Solar HW: | NO | | Central Vac: | NO | | | | | | | | | | | | | |
| % Com Wall: | | | % Sprinkled: | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | PARCEL ID | | | | | |
| | | | | | | | | | | | | 056.0-0002-0029.0 | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | Total Special Features: | | | | | | | Total: | | | | | |